

LEASE OF RAILROAD EQUIPMENT

THIS AGREEMENT, entered into the 23rd day of July, 1973, by and between AMERICAN REFRIGERATOR TRANSIT COMPANY, a corporation of the State of New Jersey, whose address is 210 North 13th Street, St. Louis, Missouri, 63103, hereinafter referred to as "Lessor," and MISSOURI PACIFIC RAILROAD COMPANY, a corporation of the State of Missouri, whose address is 210 North 13th Street, St. Louis, Missouri, 63103, hereinafter referred to as "Lessee," WITNESSETH:

R E C I T A L S:

The parties hereto have reached an understanding with respect to Lessor leasing to Lessee certain Mechanical Refrigerator Cars described in the attached Schedule "A" (hereinafter collectively called the Cars) and desire to set forth in writing their agreement with respect thereto.

RECORDATION NO. 7136

Filed & Recorded

AUG 20 1973 10 40 AM

UNITED STATES COMMERCE COMMISSION

NOW, THEREFORE, in consideration of the premises, the parties hereto agree:

1. Lease and Hire. Lessor hereby lets to Lessee and Lessee hereby hires from Lessor, the Cars designated and described in Schedule "A" attached hereto and made a part hereof.

2. Term and Rental Rate. Each Car shall be under lease to Lessee commencing on the 23rd day of July, 1973, and shall continue thereafter until terminated by thirty (30) days' written notice of either party served on the other.

Lessee shall pay to the Lessor, under the AAR Code of Rules for Payment of Car Hire, the following rental rate on the Cars in Schedule "A", namely -

\$4.24 per car per day for each day cars
are on the Missouri Pacific lines.

In addition, Lessee shall collect all rentals, mileage, per diem or car hire charges payable from time to time by railroads, and remit same to the Lessor.

Any demurrage, storage, detention, mileage, switching or freight charges incurred by any of such Cars while covered by this Lease, by virtue of provisions of tariffs on file with Interstate Commerce Commission, or as may be prescribed by the Association of American Railroads, or otherwise shall be assumed and paid by Lessee.

3. Taxes. In addition to the rentals herein provided, the Lessee shall, during the continuance of this Lease, promptly pay all taxes levied upon the use or operation of the Cars or the earnings arising therefrom, and shall promptly reimburse the Lessor for any additional taxes which Lessor may be required to pay solely by reason of this Lease or Lessee's use of the Cars hereunder; provided, however, that nothing herein shall require Lessee to reimburse the Lessor for any taxes on receipts or income from this Lease. Lessee shall pay ad valorem property taxes levied on the Cars and shall file all returns and reports in connection with such property taxes. Lessor shall promptly reimburse Lessee for all ad valorem taxes paid for by Lessee.

4. Marking and Numbering. As to Cars now bearing Lessor's reporting marks and numbers, they will be changed to MP's reporting mark and numbers as shown opposite thereto in Schedule A. However, as to any Cars financed by Lessor, Lessor's reporting marks and numbers shall remain on the Cars if required by Lessor's financing documents but be relocated near the eave at the end of each side of the Car in characters 1" high. The expense of changing reporting marks will be borne by Lessor, the cost of which, and the method of carrying out the work, will be determined by mutual agreement between Lessee and Lessor. Cars shall bear a stencil showing Lessor's interest in such cars and the fact that they are under lease to Lessee. Anything herein to the contrary notwithstanding, Car markings and lettering shall at all times conform to rules and practices of the Association of American Railroads and to all applicable laws, rules, regulations, orders, or decisions of any governmental authority having jurisdiction. Lessor's markings and numbers as relocated shall not be removed or obliterated. Lessee shall not allow the name of any person, association or corporation to be placed on any of the Cars as a designation which might be interpreted as indicating a claim of ownership thereof by any person, association, or corporation other than Lessor.

5. Return of Cars. On termination of this Lease, Lessee will return the Cars to the Lessor at St. Louis, Missouri, or at such other point as Lessor and Lessee may then mutually agree upon; provided, however, that any Car loaded on or before the next to the last day of the Lease term may complete the loaded trip, and return of such Car to Lessor shall be made at the time such Car is released after unloading; and provided further, that each Car shall remain subject to the terms and conditions of this Lease until return thereof.

6. Repairs - Damaged and Destroyed Cars. Responsibility for loss of, or destruction or damage to, Cars or parts thereof or appurtenances thereto furnished under this Lease shall be as fixed by the then prevailing "Interchange Rules adopted by the Association of American Railroads, Mechanical Division, Operations and Maintenance Department," and said Rules shall establish the rights, obligations and liabilities of Lessor, Lessee and any railroad subscribing to such Rules and moving the Cars over its lines in respect of all matters to which those Rules relate. Except where responsibility is placed upon others as aforesaid, Lessor agrees to maintain the leased Cars and to maintain the load dividers in compliance with Rules of Interchange of the Association of American Railroads, but Lessor shall not in any event be liable for any damage to or loss of the whole or any part of any shipment made in such Cars. If any of said Cars are damaged or destroyed while on tracks owned, leased or assigned to the use of Lessee or while in the custody of a railroad not a subscriber to said Rules of Interchange, Lessee shall pay to Lessor the cost of repairing such damage to or replacing such damaged or destroyed Car or Cars, all in accordance with, and in the amount determined by, said Rules. As to Cars destroyed or damaged beyond repair, the Lease shall terminate as of the date of such destruction or damage.

No repairs, other than ordinary running repairs, shall be made without Lessor's prior written consent. Cars requiring repairs other than light or running repairs and Cars requiring rebuilding or repainting shall be delivered by Lessee to Lessor on rails of Lessee, and shall be delivered in groups of reasonable size consistent with Lessor's shop capacity. Lessee shall inspect the leased Cars from time to time and notify Lessor of any corrosion or deterioration which may require correction by Lessor. Lessor shall have the right to inspect the leased Cars at any time, from time to time to determine whether Cars require repainting to protect against corrosion and to preserve appearance.

Lessor shall bear the cost of repairing, maintaining or replacing the load dividers and associated equipment.

7. Replacements, Modifications and Alterations. The cost of any replacements, modifications, alterations, additions or improvements made to the leased Cars or Special Devices by or on order or at the direction of Lessee will be borne by Lessee.

8. Assignment - Use and Possession. Lessee will not assign, transfer, encumber or otherwise dispose of its leasehold interest under this Lease, the Cars or any part thereof, or sublet the Cars or change or permit to be changed or altered the lettering and/or numbering on the Cars, or any of them, without the consent of the Lessor in writing first obtained, except that Lessee may permit the use of the Cars by any subsidiary or affiliated railroad company or on lines of railroad other than Lessee's in the United States and Canada in the usual interchange of traffic or pursuant to through or run-through service, but only upon and subject to all the terms and conditions of this Lease.

Lessee will not permit any encumbrances or liens, based upon any action or liability of Lessee, to be entered or levied upon any of the Cars.

9. Liability. Lessor shall not be liable for any loss of or damage to anything loaded in or on the Cars and makes no representation as to the suitability of the Cars for use in any particular service. Lessee agrees to indemnify and save harmless Lessor from and against all losses, damages, injuries, liabilities, claims and demands whatsoever, regardless of the cause thereof, and any expenses in connection therewith, including counsel fees, arising out of or as a result of the use and/or operation of the Cars during the term of this Lease, or by reason of any default by Lessee under this Lease.

10. Cleaning and Servicing. Lessee shall indemnify and hold harmless the Lessor from any claims made against Lessor, as the Car owner, or for any costs or penalties suffered by Lessor, as Car owner, resulting from any failure to clean and service the Cars before loading.

11. Defaults and Remedies. If Lessee shall default in the performance or observance of covenants contained herein and to be performed or observed by Lessee, and such default shall continue for 10 days after notice by Lessor to Lessee, or there shall be filed by or against Lessee a petition in bankruptcy or for reorganization under any bankruptcy law, or there shall be a receiver appointed of any part of Lessee's property or Lessee shall make a general assignment for the benefit of creditors, then and in any of such events Lessor, at its election, may terminate this Lease and repossess the Cars, and this Lease shall thereupon become and be terminated, or Lessor may repossess the Cars and relet the same or any part thereof to others for such rent or compensation and upon such terms as it may see fit; and if a sufficient sum shall not be thus realized after repaying all expenses of retaking and reletting the Cars and collecting the rentals thereof to satisfy amounts herein reserved or payable, Lessee agrees to satisfy and pay the deficiency from time to time upon demand. The obligation to pay such deficiency shall survive any such termination and/or any such retaking of the Cars to the end of the term of this Lease. Lessee shall, without expense to Lessor, assist Lessor in repossessing the Cars and shall for a reasonable time, if required by Lessor, permit storage of such Cars on trackage space owned or leased by Lessee, without cost to Lessor.

12. Obligations Suspended. In the event the performance, in whole or in part, of the obligations (other than for payment of money) of either party under this Lease is hindered, interrupted, or prevented by war, strikes, lockouts, fire, acts of God, or by other similar or different acts of civil or military authorities, or by any cause beyond the reasonable control of the defaulting party, whether similar to the causes herein specified or not,

the obligations of such party shall be suspended to the extent of and for the time that performance thereof is prevented or affected by such hindrance, interruption, or prevention; but due diligence shall be observed by such party in resuming performance of its obligations, after removal of the interrupting cause.

If any Car is withdrawn or diverted from the use of Lessee pursuant to regulation, order or direction of any Governmental agency having authority, such action shall not terminate this Lease, or affect the rights and obligations of the parties hereto, except that in every such case all rights and liabilities of the parties hereto as to any Car so withdrawn shall be suspended until such Car or a replacement therefor shall have been made available to Lessee, and any such withdrawal, diversion or nonfurnishing shall not be deemed a breach of this Lease by either party.

13. Compliance with Laws and Regulations. This Lease is subject to all Federal, state and other laws, rules, regulations and ordinances which may now or hereafter affect, change or modify the terms or conditions hereof or render unlawful the performance of any of its provisions. Lessee shall comply with all governmental laws, regulations and requirements and with the Code of Rules of the Association of American Railroads with respect to the use, maintenance, and operation of each Car subject to this Lease.

14. Lessee's Rights. Lessee acknowledges and agrees that it has not obtained, and by the execution hereof it does not obtain, any title to the Cars nor any property right or interest, legal or equitable, therein, except solely as Lessee hereunder. Lessee shall keep the Cars free from any encumbrance or lien which may be equal to or superior to Lessor's rights or which may be a cloud upon or otherwise affect Lessor's title. This Lease is expressly subject, junior and subordinate to the title, rights, powers and remedies of the Manufacturer-Vendor, or its Assignee, under any Conditional Sale Agreement or other financing arrangement under which the Cars were acquired by Lessor.

15. Prior Understandings. Prior understandings and agreements between the parties with respect to the Cars covered by this Lease are merged herein, and the rights of the parties in respect of such Cars shall be governed by this Lease.

16. Successors and Assigns. Covenants herein shall inure to or bind each party's successors and assigns.

IN WITNESS WHEREOF, the parties have duly executed this
Lease the day and year first above written.

ATTEST:

By

H. J. Herold
ASSISTANT Secretary

AMERICAN REFRIGERATOR TRANSIT COMPANY,

By

R. O. Dunning
President and General Manager

ATTEST:

By

H. J. Herold
ASSISTANT Secretary

MISSOURI PACIFIC RAILROAD COMPANY,

By

L. G. W. Wamser
Vice President

STATE OF MISSOURI)
) SS
CITY OF ST. LOUIS)

On this 19th day of July, 1973, before me personally appeared Robert J. Dunne, Jr., to me personally known, who, being by me duly sworn, says that he is the President and General Manager of American Refrigerator Transit Company, that one of the seals affixed to the foregoing instrument is the corporate seal of said corporation, that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and he acknowledged that the execution of the foregoing instrument was the free act and deed of said corporation.



Notary Public

My Commission expires: May 30, 1976

STATE OF MISSOURI)
) SS
CITY OF ST. LOUIS)

On this 8th ^{AUGUST} day of July, 1973, before me personally appeared D. L. MANION to me personally known, who, being by me duly sworn, says that he is Vice President of Missouri Pacific Railroad Company, that one of the seals affixed to the foregoing instrument is the corporate seal of said corporation, that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and he acknowledged that the execution of the foregoing instrument was the free act and deed of said corporation.

B. H. Burke
Notary Public.

My Commission expires: May 30, 1976

AMERICAN REFRIGERATOR TRANSIT COMPANY, LESSOR
MISSOURI PACIFIC RAILROAD COMPANY, LESSEE

SCHEDULE "A"
TO
LEASE OF RAILROAD EQUIPMENT

	<u>Reporting Marks</u> (Initials)		<u>Car Numbers</u> (Both Inclusive)		<u>Except for</u> <u>Destroyed Cars</u>	<u>Under</u> <u>Lease</u>
	<u>Lessor's</u>	<u>Lessee's</u>				
1. Refgr.	RMAX	ARMN	80-99	(20 cars)	None	20
1. Refgr.	RMAX	ARMN	175-324	(150 cars)	(7 cars) 178, 192, 213, 240, 254, 295, 302	143
					TOTAL RMAX-ARMN	163
1. Refgr.	RMDX	ARMN	325-464	(140 cars)	(6 cars) 328, 339, 359, 368, 369, 427	134
1. Refgr.	RMDX	ARMN	500-1050	(551 cars)	(12 cars) 513, 514, 544, 573, 578, 626, 696, 702, 806, 835, 836, 865	539
					TOTAL RMDX-ARMN	673

STATE OF MISSOURI)
: SS
CITY OF ST. LOUIS)

My name is W. E. BURKE , I am
a Notary Public for the City of St. Louis and State of
Missouri. I have compared the foregoing copy of a lease
with the original document and I hereby certify that it
is a true and correct copy in all respects.



Notary Public

My Commission Expires: -- May 30, 1976